



City of NORFOLK

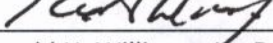
C: Dir., Department of City Planning

To the Honorable Council
City of Norfolk, Virginia

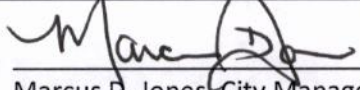
September 15, 2015

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Amend a previously granted special exception to operate an entertainment establishment with alcoholic beverages at 5957 East Virginia Beach Boulevard, Suites 5-7 – MP Island Cafe**

Reviewed: 
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 4/7

Approved: 
Marcus D. Jones, City Manager

Item Number: **R-2**

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **4 to 2**, the Planning Commission recommends **Denial**.
- III. **Request:** Special exception: Entertainment establishment with alcoholic beverages
- IV. **Applicant:** Michael Palmer
- V. **Description:**
 - Granting this request allows MP Island Café to expand into an adjacent suite within the Military Crossing Shopping Center.
 - The previous special exception granted to this applicant allowed for an Entertainment Establishment.
 - MP Island will operate in the same manner as before, retaining the same hours of operation and hours for entertainment and the sale of alcoholic beverages.
 - Prior to the public hearing, the Lake Taylor Civic League contacted the City Planning Commission with concerns regarding the type of entertainment that will occur.
 - The majority of the Planning Commission voted against the application based on these concerns and recommended to the applicant that he re-contact the Lake Taylor Civic League.

	Current	Proposed
Hours of Operation	9:00 a.m. until 2:00 a.m., seven days a week	same
Hours for Entertainment and the Sale of Alcoholic Beverages	11:00 a.m. until 2:00 a.m., seven days a week	same
Capacity	156 seats indoors 0 seats outdoors 240 total capacity	230 seats indoors 0 seats outdoors 503 total capacity

Entertainment Options	<ul style="list-style-type: none"> • DJ • 6 member live band • Pool Tables • Comedians • Karaoke 	Same
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Staff point of contact: Christopher Blough at 664-6771, christopher.blough@norfolk.gov

Attachments:

- Staff Report to CPC dated July 23, 2015 with attachments
- Proponents and Opponents
- Ordinance



City of NORFOLK

Planning Commission Public Hearing: July 23, 2015

Executive Secretary: George M. Homewood, AICP, CFM

Staff Planner: Chris Blough

CB

Staff Report	Item No. 10	
Address	5957 East Virginia Beach Boulevard, Suites 5-7	
Applicant	MP Island Cafe	
Request	Special Exceptions	Entertainment establishment with alcoholic beverages
Property Owner	Military Crossing Associates, LLC	
Site Characteristics	Site Area	3.41 acres/9785 sq. ft.
	Zoning	C-3 (Retail Center District) Military Crossing Localized Sign Overlay District
	Neighborhood	N/A
	Character District	Suburban
Surrounding Area	North	C-3: nTelos Wireless C-2: Upscale Men's Fashion
	East	C-2: H&R Block
	South	C-3: U.S. Post Office
	West	C-3: All About Children C-3: Glenrock Masonic Hall



A. Summary of Request

- This request will allow MP Island Café to expand into an adjacent suite within the Military Crossing Shopping Center.
- The applicant was previously granted a Special Exception for an Entertainment Establishment.
 - MP Island will operate in the same manner as before, retaining the same hours of operation and hours for entertainment and the sale of alcoholic beverages.

B. Plan Consistency

The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as commercial.

C. Zoning Analysis

i. General

The site is located in the C-3 district, which permits the proposed use by special exception.

	Current	Proposed
Hours of Operation	9:00 a.m. until 2:00 a.m., seven days a week	same
Hours for Entertainment and the Sale of Alcoholic Beverages	11:00 a.m. until 2:00 a.m., seven days a week	same
Capacity	156 seats indoors 0 seats outdoors 240 total capacity	230 seats indoors 0 seats outdoors 503 total capacity
Entertainment Options	<ul style="list-style-type: none">• DJ• 6 member live band• Pool Tables• Comedians• Karaoke	same

Special exception history:

City Council Approval	Applicant	Changes
March 2009	MP Island Café	<ul style="list-style-type: none"> • Revised floor plan
October 2009	MP Island Café	<ul style="list-style-type: none"> • Increase in capacity • Revised floor plans • Increase of hours
2010	MP Island Café	<ul style="list-style-type: none"> • Revised floor plans • Increase of hours • Add entertainment • Revision of managers
2012	MP Island Café	<ul style="list-style-type: none"> • Increase in capacity • Revised floor plans • Revised entertainment • Revision of managers
2013	MP Island Café	<ul style="list-style-type: none"> • Revision of managers • Increase of hours
Pending	MP Island Café	<ul style="list-style-type: none"> • Increase in capacity • Revised floor plans

ii. Parking

- Given that the proposed restaurant has an increased parking requirement from what was the most recent use of the suite (retail goods), a parking analysis was performed for the entire establishment to determine the total parking demand for the restaurant.
- The building was built in 1987, prior to any zoning requirements for off-street parking, and there are no dedicated off-street parking spaces provided.
 - The building consists of eleven suites; the proposal is to convert 3314 sq. ft. within Suite 5 into a new seating addition for the existing restaurant.
 - The 3,314 sq. ft. addition was recently used for retail sales which requires 13 parking spaces for its size.
 - The proposal to convert the space to be used as an entertainment establishment will requires nine more parking spaces that what was required for a retail sales use.
 - The Military Crossing Shopping Center has ample parking above the minimum parking required by the *Zoning Ordinance* and there is room on site to absorb the extra parking demand within the existing parking lot.

iii. Flood Zone

The property is located in the X Flood Zone, which is a low risk flood zone.

D. Transportation Impacts

- Institute of Transportation Engineers figures estimate that the proposed increase in capacity of this restaurant will generate 609 additional vehicle trips per day by increasing total indoor seating at this location by 126 seats above currently approved levels.
- Virginia Beach Boulevard adjacent to the site is not identified as a severely congested corridor in the current update to regional Hampton Roads Congestion Management analysis.
- The site is near transit services with Hampton Roads Transit bus routes 20 (Virginia Beach) and 25 (Newtown) also operating near to the site.

E. Impact on the Environment

- The site must continue to comply with all the standards set forth in the *Zoning Ordinance*.
- The applicant will be required to submit a landscape plan in order to bring the site closer to compliance with the current landscape requirements within the Zoning Ordinance.
 - The landscape plan must be reviewed and approved by the Department of Planning prior to the issuance of a new Certificate of Occupancy for the conversion of the new space in Suite 5.

F. Impact on Surrounding Area/Site

By requiring this use to conform to the conditions listed below, the proposed entertainment establishment should not have a negative effect on the surrounding neighborhood.

G. Payment of Taxes

The owner of the property is current on all real estate taxes.

H. Civic League

The applications were sent to the Lake Taylor Civic League on June 10.

I. Communication Outreach/Notification

- Legal notice was posted on the property on June 16.
- Letters were mailed to all property owners within 300 feet of the property on July 10.
- Legal notification was placed in *The Virginian-Pilot* on July 9 and July 16.

J. Recommendation

Staff recommends that the special exception request be **approved** subject to the conditions shown below:

- (a) The hours of operation for the establishment shall be from 9:00 a.m. until 2:00 a.m., seven days a week. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The hours for the sale of alcoholic beverages and for entertainment shall be from 11:00 a.m. until 2:00 a.m., seven days a week.
- (c) The seating for the establishment shall not exceed 230 seats indoors, no seats outdoors, and the total occupant capacity, including employees, shall not exceed 503 people
- (d) A landscape plan shall be submitted to the Department of Recreation Parks and Open space for review and approval. The landscaping shall be installed and maintained in accordance with the approved plan.
- (e) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation or management of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier. Notwithstanding the above, no violation of this condition shall be deemed to have occurred if the only change in management is a result of one or more of the members of the management team identified in the Description of Operations ceasing to work at the establishment.
- (f) Entertainment shall be limited to DJs, live bands having no more than 6 members, and pool tables. No other form of entertainment is permitted.
- (g) The dance floor shall not exceed 450 square feet and shall be located as indicated on the basic floor plan attached hereto and marked as "Exhibit B." The dance floor shall be constructed of a different material than the primary floor material.
- (h) The layout of the establishment shall adhere to the specifications of the floor plans attached hereto and marked as "Exhibit B."

- (i) Prior to the issuance of Certificate of Occupancy for use of Suite 5, a landscape plan shall be submitted to the Department of Recreation Parks and Open space for review and approval. The landscaping shall be installed and maintained in accordance with the approved plan.
- (j) No door to the establishment which opens onto or faces a public right-of-way shall be propped open during any time that entertainment is being provided.
- (k) The establishment shall maintain a current, active business license at all times while in operation.
- (l) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (m) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (n) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (o) The establishment shall maintain a designated driver program which shall provide, at minimum, that designated drivers may be served non-alcoholic beverages at no charge. The establishment shall describe the program in writing and its availability shall be made known to patrons via either a printed card placed on each table and on the bar or a description printed on the menu.
- (p) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.

- (q) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (r) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (s) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (t) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the establishment is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
- (u) In addition to the ABC manager or supervisor the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- (v) The establishment manager shall notify the Commissioner of the Revenue no less than 72 hours prior to the commencement of any event at which a cover charge is to be collected.

- (w) A binder or folder containing documentation relating to the operation of the establishment shall be kept on the premises at all times and shall be produced upon request made by any person. For purposes of this section, the documentation relating to the operation of the establishment shall include copies of the following:
- (1) This special exception;
 - (2) Any ABC license(s);
 - (3) Any occupancy permit(s);
 - (4) Certifications of all persons who work on the premises as a security guard;
 - (5) All fire code certifications, including alarm and sprinkler inspection records;
 - (6) Any health department permit(s);
 - (7) The emergency action plan required under the Fire Prevention Code;
 - (8) The names, addresses, and phone numbers of all persons who manage or supervise the establishment at any time;
 - (9) The establishment's designated driver program; and
 - (10) The establishment's Security Plan.
- (x) The business shall provide in-house security or retain the services of a licensed security firm to provide security services at a rate of one security guard per 50 guest occupants on the property whenever occupancy shall exceed 200 people or when otherwise required by at least 36 hours prior written notice of the Fire Marshal, Chief of Police, or any designee of either. After 8:00 p. m. each Friday and Saturday as well as during special events, a security supervisor certified either in the Responsible Hospitality Training course offered by the City of Norfolk or in accordance with the requirements of the Virginia Department of Criminal Justice Services shall be present on the property.

- (y) The written security plan submitted to the City as part of the application for this special exception and on file with the Department of Planning shall remain in full force and effect at all times while the establishment is in operation.

Attachments:

Location Map
Zoning Map
1000' radii map of similar ABC establishments
Application
Survey
Notice to the Lake Taylor Civic League
Letter of Support from the Lake Taylor Civic League

Proponents and Opponents

Proponents


Michael Palmer
5957 E Virginia Beach Boulevard
Norfolk, VA 23502

Jacqueline Palmer
5957 E Virginia Beach Boulevard
Norfolk, VA 23502

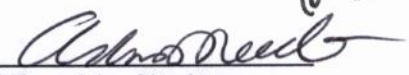
Judith Jeffrey
1013 Bennington Road
Virginia Beach, VA 23464

Opponents

07/21/2015

Form and Correctness Approved: 

Contents Approved: 

By 
Office of the City Attorney

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION AUTHORIZING THE OPERATION OF AN ENTERTAINMENT ESTABLISHMENT KNOWN AS "MP ISLAND CAFÉ" ON PROPERTY LOCATED AT 5957 EAST VIRGINIA BEACH BOULEVARD, SUITES 5, 6 AND 7.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to Caribbean Spice, Inc. authorizing the operation of an entertainment establishment named "MP Island Café" on property located at 5957 East Virginia Beach Boulevard, Suites 5, 6 and 7. The property which is the subject of this Special Exception is more fully described as follows:

Property fronting 885 feet, more or less, along the southern line of East Virginia Beach Boulevard, beginning 115 feet, more or less, from the eastern line of Glenrock Road and extending eastwardly; premises numbered 5957 East Virginia Beach Boulevard, Suites 5, 6 and 7 and located within the Military Crossing shopping center.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the establishment shall be limited to 9:00 a.m. until 2:00 a.m. the following morning, seven days per week. No use of the facility outside of the hours of operation listed herein shall be permitted.
- (b) The hours of operation for the sale of alcoholic beverages for on-premises consumption and for entertainment shall be limited to 11:00 a.m. until 2:00 a.m. the following morning, seven days per week. No alcoholic beverages shall be sold and no entertainment shall be provided outside of the hours of operation listed herein.

- (c) The seating for the establishment shall not exceed 230 seats indoors, no seats outdoors, and the total occupant capacity, including employees, shall not exceed 503 people.
- (d) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation or management of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier. Notwithstanding the above, no violation of this condition shall be deemed to have occurred if the only change in management is a result of one or more of the members of the management team identified in the Description of Operations ceasing to work at the establishment.
- (d) Entertainment shall limited to live bands having no more than six (6) members or a disc jockey. No other form of entertainment is permitted.
- (e) The dance floor shall not exceed 450 square feet and shall be located as indicated on the basic floor plan attached hereto and marked as "Exhibit B." The dance floor shall be constructed of a different material than the primary floor material.
- (f) The layout of the establishment shall adhere to the specifications of the floor plans attached hereto and marked as "Exhibit B".
- (g) No door to the establishment which opens onto or faces a public right-of-way shall be propped open during any time that entertainment is being provided.
- (h) The establishment shall maintain a current, active business license at all times while in operation.
- (i) The establishment shall remain current on all food and beverages taxes and business personal property

taxes which may become due while it is in operation.

- (j) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (k) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (l) The establishment shall maintain a designated driver program which shall provide, at minimum, that designated drivers may be served non-alcoholic beverages at no charge. The establishment shall describe the program in writing and its availability shall be made known to patrons via either a printed card placed on each table and on the bar or a description printed on the menu.
- (m) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (n) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this Special Exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new Special Exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (o) The violation of any requirement, limitation, or

restriction imposed by the Virginia ABC Commission shall be deemed a violation of this Special Exception. This Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.

- (p) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (q) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the establishment is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
- (r) In addition to the ABC manager or supervisor, the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- (s) The establishment manager shall notify the Commissioner of the Revenue no less than 72 hours prior to the commencement of any event at which a cover charge is to be collected.
- (t) A binder or folder containing documentation relating to the operation of the establishment shall be kept on the premises at all times and shall be produced upon request made by any person. For purposes of this section, the documentation relating to the operation of the establishment shall include copies of the following:
 - (1) This Special Exception;

- (2) Any ABC license(s);
 - (3) Any occupancy permit(s);
 - (4) Certifications of all persons who work on the premises as a security guard;
 - (5) All fire code certifications, including alarm and sprinkler inspection records;
 - (6) Any health department permits;
 - (7) The emergency action plan required under the Fire Prevention Code;
 - (8) The names, addresses, and phone numbers of all persons who manage or supervise the establishment at any time;
 - (9) The establishment's designated driver program; and
 - (10) The establishment's Security Plan.
- (u) The business shall provide in-house security or retain the services of a licensed security firm to provide security services at a rate of one security guard per 50 guest occupants on the property whenever occupancy shall exceed 200 people or when otherwise required by at least 36 hours prior written notice of the Fire Marshall, Chief of Police, or any designee of either. After 8:00 p. m. each Friday and Saturday as well as during special events, a security supervisor certified either in the Responsible Hospitality Training course offered by the City of Norfolk or in accordance with the requirements of the Virginia Department of Criminal Justice Services shall be present on the property.
 - (v) The written security plan submitted to the City as part of the application for this Special Exception and on file with the Department of Planning shall remain in full force and effect at all times while the establishment is in operation.

Section 3:- That the City Council hereby determines that the

Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted general plan and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;

- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That the Special Exception granted hereby amends the previously granted special exception permitting operation of an Entertainment Establishment on this property, adopted on July 23, 2013 (Ordinance No. 45,188), and all provisions and conditions previously approved are entirely superseded by the terms of this Special Exception

Section 5:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

Exhibit A (5 pages)

Exhibit B (3 pages)



EXHIBIT "A"
Description of Operations
Entertainment Establishment
(Please Print)

Date 3 June 2015

Trade name of business MP Island cafe

Address of business 5957 E VA BEACH BLVD, NORFOLK VA 23502 Ste. 5-7

Name(s) of business owner(s)* Michael & Jacqueline Palmer

Name(s) of property owner(s)* Robert Sharsha

Name(s) of business manager(s)/operator(s) Michael & Jacqueline Palmer, Ashley Allen, Kimberly Curtin, Tashika Markland, Tamika Ricks, Cary Lazrus, Kimberly Lewis

Daytime telephone number (757) 560 4997

*If business or property owner is a partnership, all partners must be listed.

*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

Facility		Alcoholic Beverage Sales and Entertainment	
Weekday	From <u>9 AM</u> To <u>2 AM</u>	Weekday	From <u>11 AM</u> To <u>2 AM</u>
Friday	From <u>9 AM</u> To <u>2 AM</u>	Friday	From <u>11 AM</u> To <u>2 AM</u>
Saturday	From <u>9 AM</u> To <u>2 AM</u>	Saturday	From <u>11 AM</u> To <u>2 AM</u>
Sunday	From <u>9 AM</u> To <u>2 AM</u>	Sunday	From <u>11 AM</u> To <u>2 AM</u>

2. Type of ABC license applied for (check all applicable boxes):

☒ On-Premises ☐ Off-Premises (second application required)

3. Type of alcoholic beverage applied for:

☒ Beer ☒ Wine ☒ Mixed Beverage

Exhibit A – Page 2
Entertainment Establishment

4. Will video games, pool tables, game boards or other types of games be provided?
☒ Yes (If more than 4, additional application required) ☐ No

4a If yes, please describe type and number of each game to be provided:

1 pool table

5. Will patrons ever be charged to enter the establishment?
☒ Yes ☐ No

5a. If yes, why:

To cover cost of Live Band, DJ
And other Expense

5b. Which days of the week will there be a cover charge (circle all applicable days):

Monday Tuesday Wednesday Thursday Friday
Saturday Sunday

6. Will the facility or a portion of the facility be available for private parties?
☒ Yes ☐ No

6a. If yes, explain:

For civilian Business Luncheon, Retirement
Parties Reenlistment Military Parties etc.

7. Will a third party (promoter) be permitted to lease, let or use the establishment?
☐ Yes ☒ No

7a. If yes, explain:

8. Will there ever be a minimum age limit?
☒ Yes ☐ No

Exhibit A – Page 3
Entertainment Establishment

9. Additional comments/description/operational characteristics or prior experience:

Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility



Signature of Applicant

Exhibit A – Floor Plan(s) Worksheet
Entertainment Establishment

RESTAURANT LAYOUT

6/5/15

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:

- Tables/seats
- Restroom facilities
- Bar
- Ingress and egress
- Standing room
- Disc Jockey/Band/Entertainment area)
- Outdoor seating
- Total maximum capacity (including employees)

(14) 2 TOP = 28
(4) 3 TOP = 12
(26) 4 TOP = 104
(3) 5 TOP = 10
(5) 5 SEAT BOOTH = 25
(6) 4 SEAT BOOTH = 24
203

1. Total capacity

a. Indoor

Number of seats (not including bar seats)
Number of bar seats
Standing room

203
27
253

b. Outdoor

Number of seats

0

c. Number of employees

20

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 503

2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

DJ

6 member band

3. Will a dance floor be provided?

☒ Yes ☐ No

3a. If yes,

Square footage of establishment
Square footage of dance floor

9,785 sq ft
210 + 240 = 450 sq ft

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

**Exhibit A – Floor Plan(s) Worksheet
Entertainment Establishment**

BANQUET LAYOUT

6/5/15

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:

- Tables/seats
- Restroom facilities
- Bar
- Ingress and egress
- Standing room
- Disc Jockey/Band/Entertainment area)
- Outdoor seating
- Total maximum capacity (including employees)

(14) 2.TOP = 28
(4) 3.TOP = 12
(14) 4.TOP = 56
(2) 5.TOP = 10
(5) 5-SEAT BOOTH = 25
(6) 4-SEAT BOOTH = 24
(10) 10.TOP = 100
255
27
261
0
20
503

1. Total capacity

a. **Indoor**

Number of seats (not including bar seats)

Number of bar seats

Standing room

b. **Outdoor**

Number of seats

c. **Number of employees**

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) =

2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

DJ

6 member band

3. Will a dance floor be provided?

☒ Yes

☐ No

3a.

If yes,

Square footage of establishment

Square footage of dance floor

9,785 SF

210 + 240 = 450 SF

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

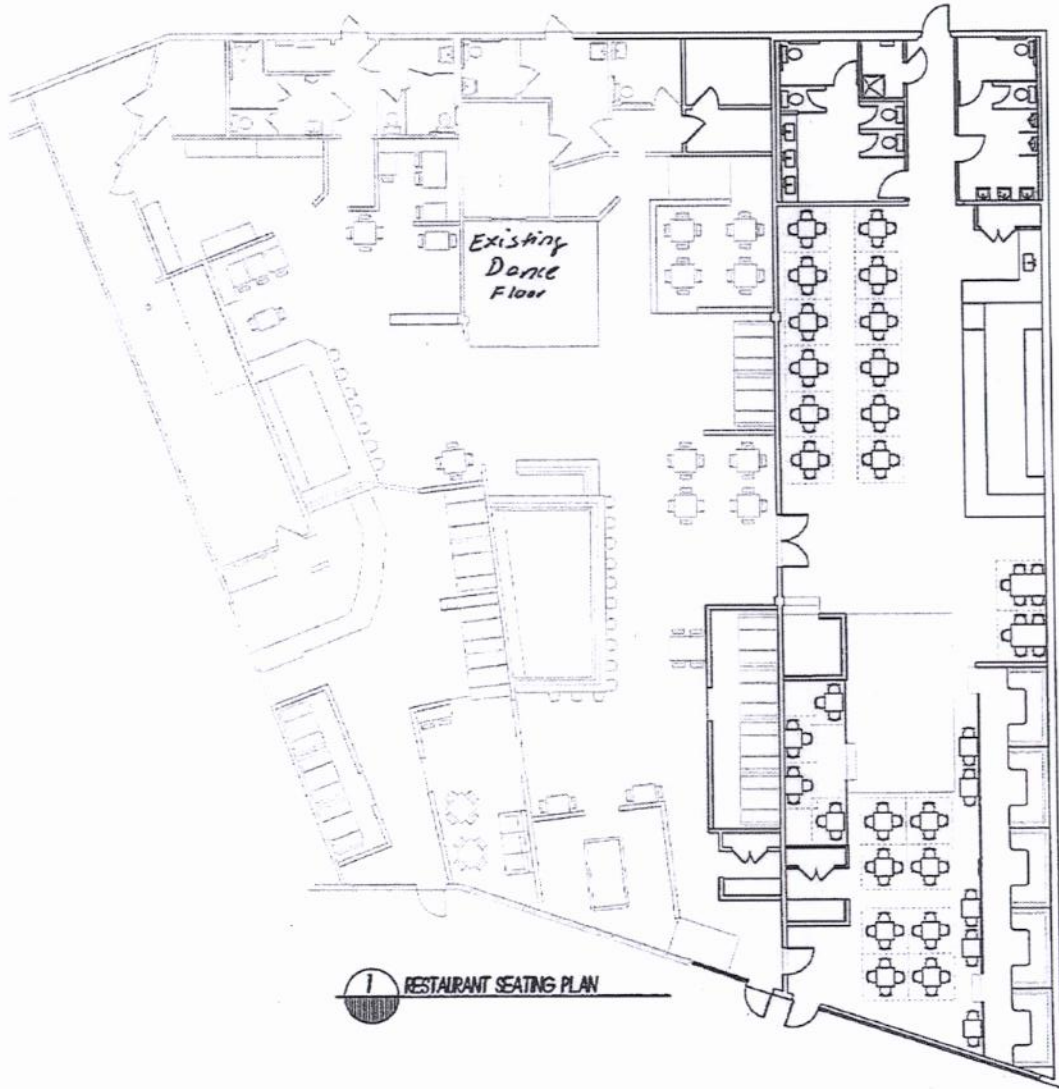
DEPARTMENT OF CITY PLANNING

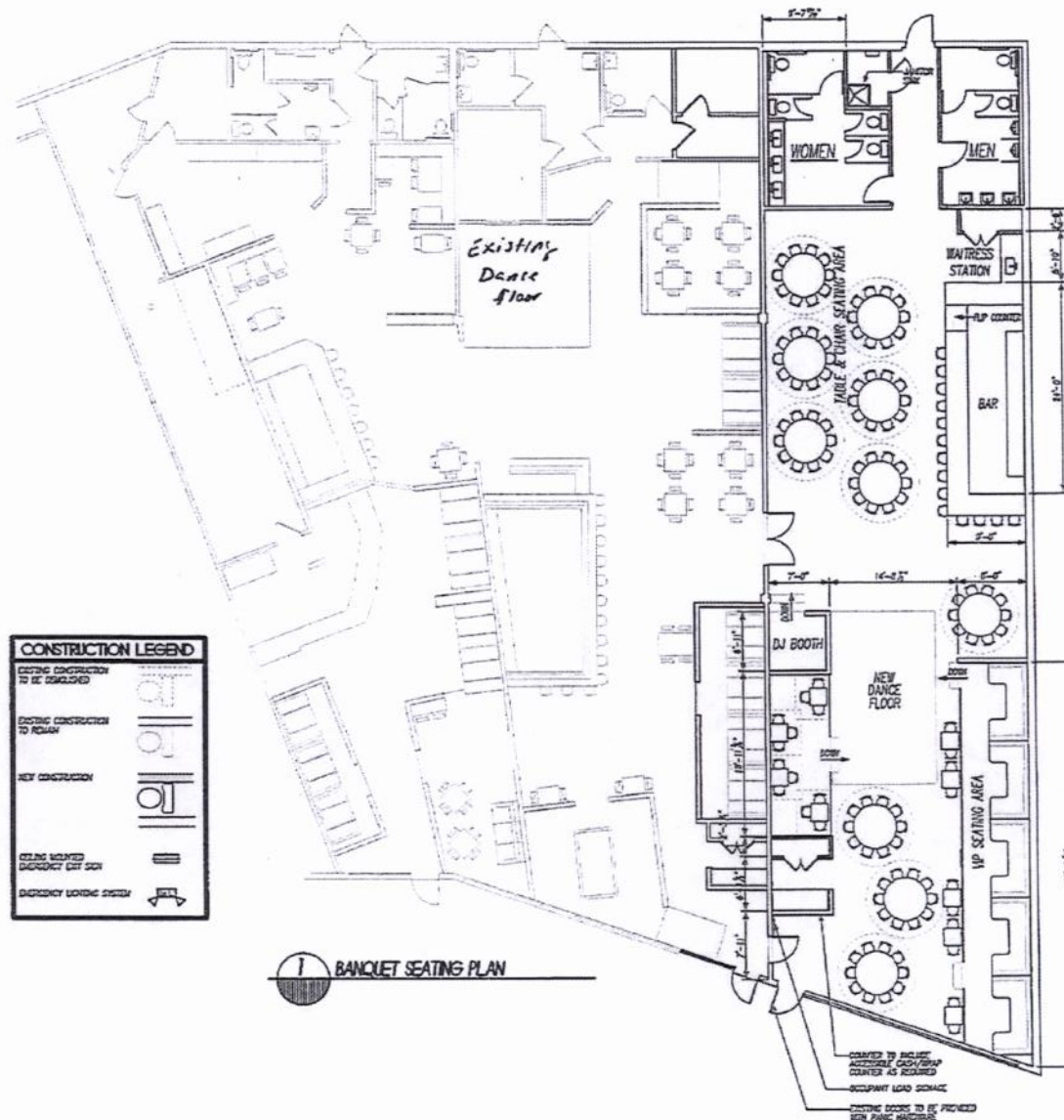
810 Union Street, Room 508

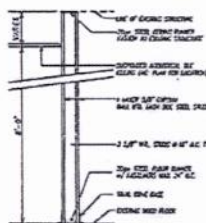
Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

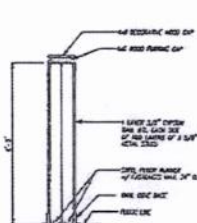
Exhibit B







SCALE: 3/4" = 1'-0"

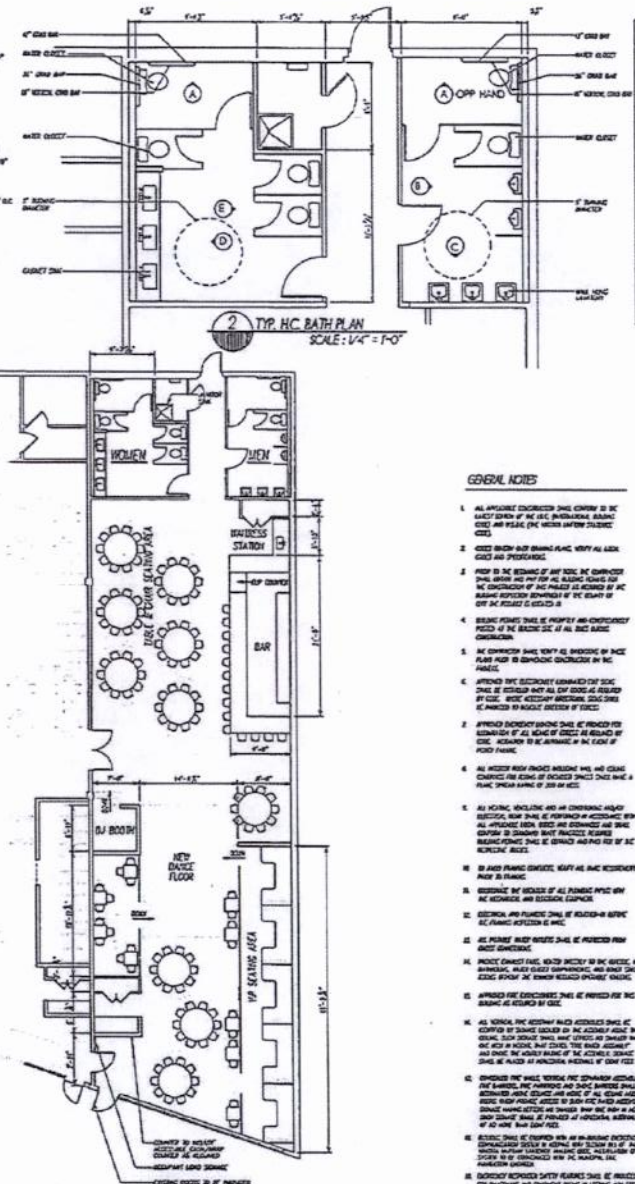


SCALE: 1/4" = 1'-0"

Starting
Dance
Floor

CONSTRUCTION LEGEND	
EXISTING CONSTRUCTION TO BE DEMOLISHED	---
EXISTING CONSTRUCTION TO REMAIN	---
NEW CONSTRUCTION	---
EXISTING REMAINS UNCHANGED FOR NEW	---
EXISTING CONSTRUCTION TO REMAIN	---

SCALE: 1/8" = 1'-0"



GENERAL NOTES

- ALL APPLICABLE CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE IBC, INTERNATIONAL BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS.
- EXISTING BUILDING SHALL BE DEMOLISHED AND RECONSTRUCTED TO MEET ALL APPLICABLE CODES AND REGULATIONS.
- NEW CONSTRUCTION SHALL BE DEMOLISHED AND RECONSTRUCTED TO MEET ALL APPLICABLE CODES AND REGULATIONS.
- EXISTING BUILDING SHALL BE DEMOLISHED AND RECONSTRUCTED TO MEET ALL APPLICABLE CODES AND REGULATIONS.
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TENANT SPACE CLASSIFICATION

USE GROUP : A-2 ASSEMBLY, RESTAURANT/ NIGHT CLUB
 TYPE CONSTRUCTION : 2-B NON-COMBUSTIBLE UNPROTECTED, SPRINKLED
 4" PRESSURIZED ALARM VALVE MODEL - D, WET SYSTEM
 W/ BACKFLOW PREVENTOR ENTIRE SPACE
 OCCUPANCY LOAD : COMMERCIAL 100-SQ-FT 10 (200 GROSS)
 ACCESSORY 5 (300 GROSS)
 ASSEMBLY (TABLE & CHAIR) 400 (15 NET)
 ASSEMBLY (STANDING) 88 (5 NET)
 TOTAL 500
 CODE & EDITION EMPLOYED :
 2012 VERSION OF THE VIRGINIA UNIFORM STATE BUILDING CODE

TENANT SPACE PARAMETERS

EXISTING TENANT SPACE	
KITCHEN/BAR AREAS	1500 SQ FT
ASSEMBLY AREA (TABLE & CHAIR SEATING)	3,055 SQ FT
ASSEMBLY AREA (DANCE FLOOR)	200 SQ FT
ACCESSORY AREAS	650 SQ FT
NEW ADDITIONAL SPACE	
BAR AREA	315 SQ FT
ASSEMBLY AREA (TABLE & CHAIR SEATING)	2,145 SQ FT
ASSEMBLY AREA (DANCE FLOOR)	240 SQ FT
ACCESSORY AREAS	600 SQ FT
TOTAL REVISED TENANT AREA:	9,785 SQ FT

PLUMBING FIXTURE TABULATION

OCCUPANCY :	FIXTURE REQMT:		
		WET	TOILET
ASSEMBLY, NIGHTCLUB (1/40)	(1/40)	6.28	6.28
TOTAL REQUIRED		7	7
EXISTING FIXTURES PROVIDED		3	3
NEW FIXTURES PROVIDED		4	4
TOTAL PROVIDED		7	7

HEALTH DEPARTMENT NOTES

- ALL FOOD SERVICE AREAS SHALL BE DEMOLISHED AND RECONSTRUCTED TO MEET ALL APPLICABLE CODES AND REGULATIONS.
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DATE	REVISIONS

NP ISLAND AND RESTAURANT
 ADDITION TO AN EXISTING COMMERCIAL SPACE
 FOR
 MIKE PALMER
 5955 EAST VIRGINIA BEACH BLVD.
 NORFOLK, VA

PLANS AND NOTES	
SHEET	A-1
DATE	6-18-18
SCALE	AS SHOWN

Blough, Christopher

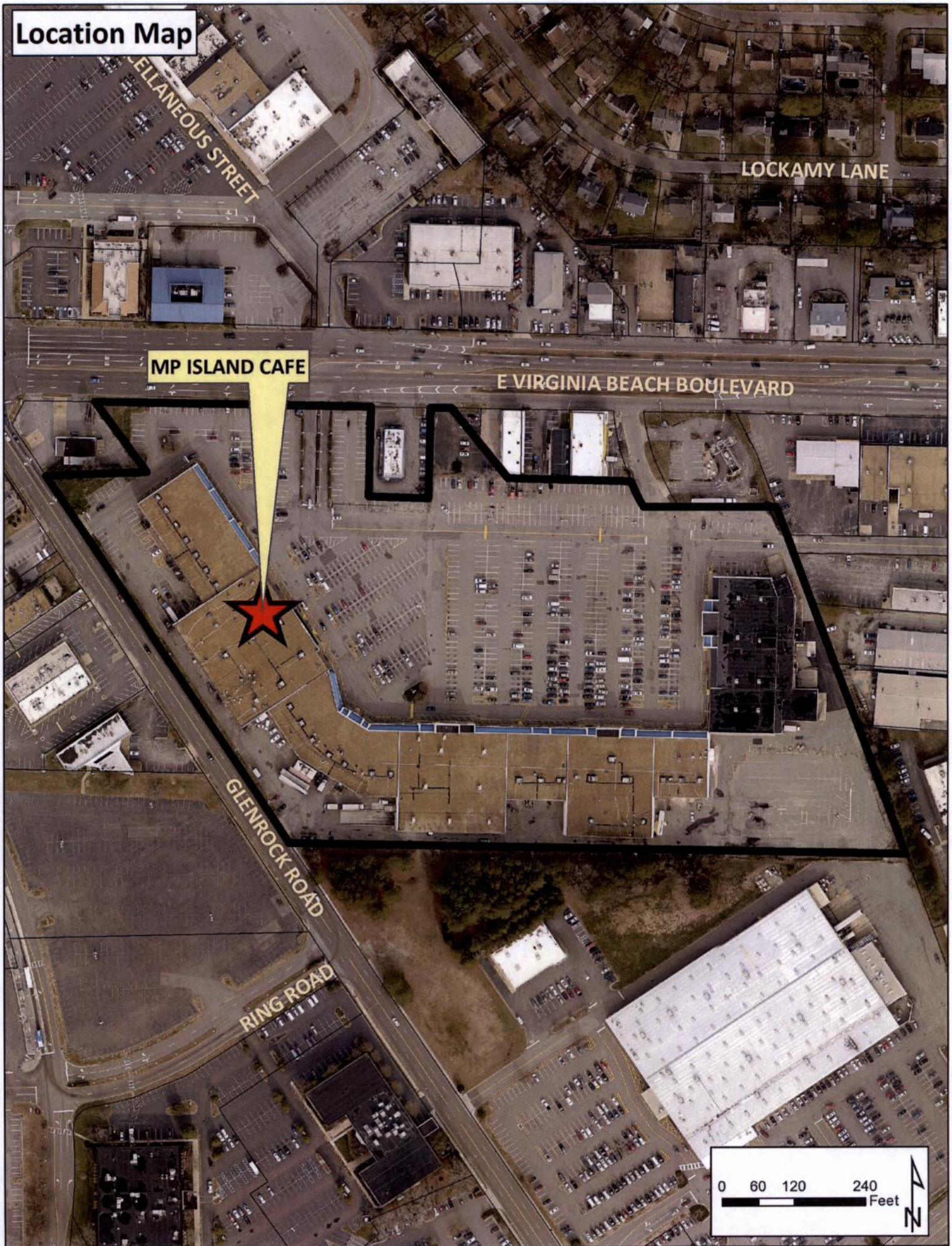
From: Lake Taylor <laketaylorcivicleague@gmail.com>
Sent: Tuesday, June 23, 2015 3:22 PM
To: Blough, Christopher
Subject: MP Island Grant Amendment

Sir,

The members of the Lake Taylor Civic League voted in favor of the planning commission granting the amendment to the grant for a special exception.

Tony Speight, president

Location Map



MP ISLAND CAFE

E VIRGINIA BEACH BOULEVARD

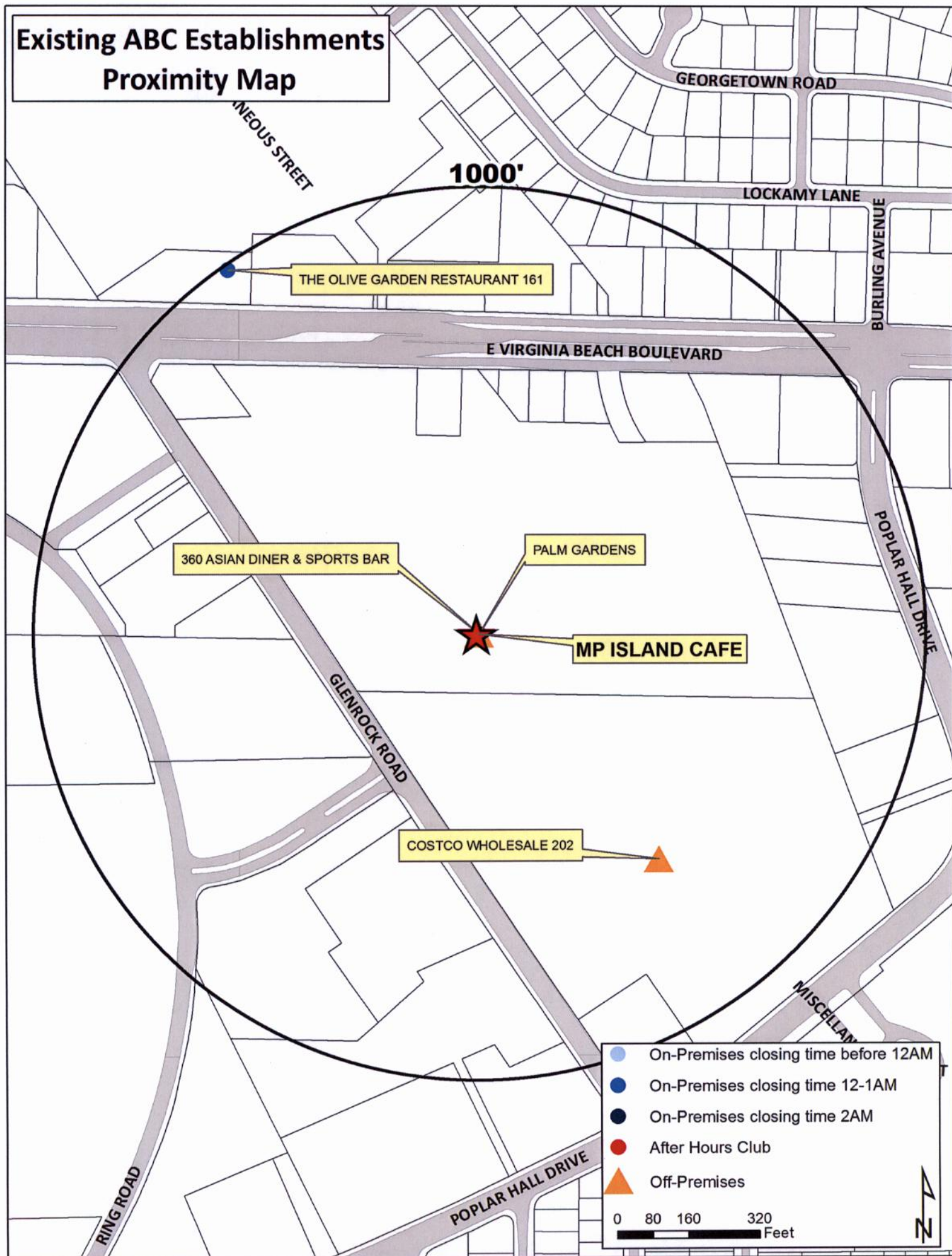
GLENROCK ROAD

RING ROAD

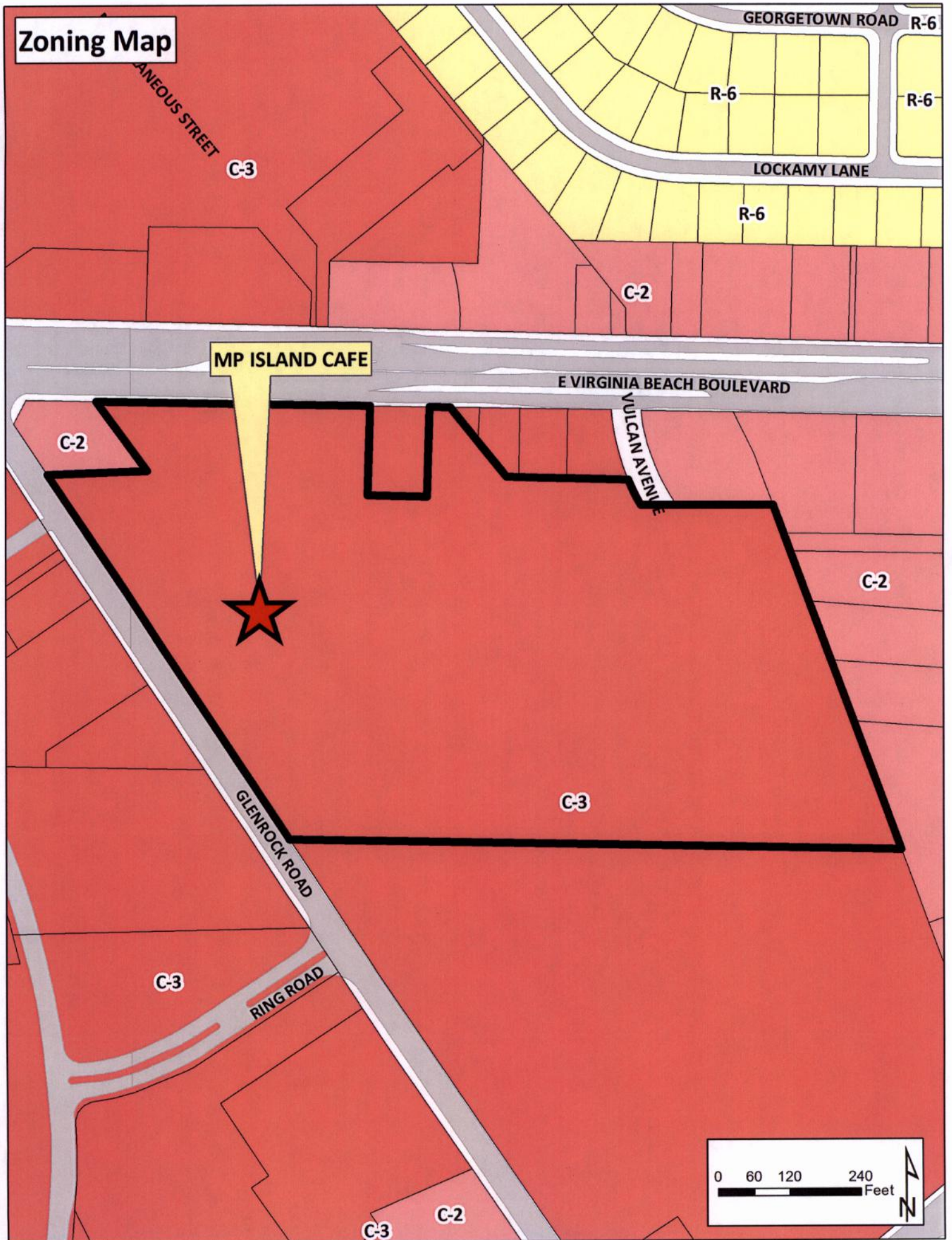
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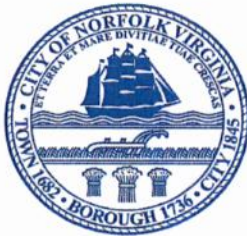


Existing ABC Establishments Proximity Map



Zoning Map





**APPLICATION
ADULT USE SPECIAL EXCEPTION
ENTERTAINMENT ESTABLISHMENT
(Please Print)**

Date 3 June 2015

DESCRIPTION OF PROPERTY

Address 5959 E VA Beach Blvd, Norfolk VA 23502

Existing Use of Property Restaurant And Night club

Proposed Use Restaurant And Night club

Current Building Square Footage 6471

Proposed Building Square Footage 9785

Trade Name of Business (If applicable) MP Island cafe

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) Palmer (First) Michael (MI) A

Mailing address of applicant (Street/P.O. Box): 5957 E VA Beach Blvd

(City) Norfolk (State) VA (Zip Code) 23502

Daytime telephone number of applicant (757) 560 4997 Fax (757) 466-1987

E-mail address of applicant: MP Island cafe@gmail.com

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January 2015)

Application
Entertainment Establishment
Page 2

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) Palmer (First) Michael (MI) A
Mailing address of applicant (Street/P.O. Box): 5957 E VA Beach Blvd
(City) Norfolk VA (State) VA (Zip Code) 23502
Daytime telephone number of applicant (77) 5604997 Fax (77) 466 1987
E-mail address of applicant: MP Island Cafe @ gmail

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

MILITARY CROSSING ASSOCIATES
3. Name of property owner: (Last) Shasha (First) Robert (MI) Y. LLC
Mailing address of property owner (Street/P.O. box): 550 Mamaroneck Ave Suite 411
(City) HARRISON (State) NY (Zip Code) 10528-1634
Daytime telephone number of owner (914) 381 8040 email: rshasha@
914 colsworldgroupinc,
com

CIVIC LEAGUE INFORMATION

Civic League contact: Tony Speight
Date(s) contacted: _____
Ward/Super Ward information: Lake Taylor Civic League.

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569

REQUIRED ATTACHMENTS

- Required application fee, **\$355.00** (if check, make payable to the City of Norfolk).
 - Application fee includes a non-refundable \$5 technology surcharge.
- One 8½ x 14 inch or 11 x 17 inch copy of a physical survey, drawn to scale and showing site conditions and improvements (including portions of the right-of-way to the curb line):
 - Existing and proposed building structures
 - Driveways
 - Parking
 - Landscaping
 - Property lines (see attached example)
- One 8 ½ x 14 inch or 11 x 17 inch copy of a conceptual site plan drawn to scale and showing all proposed site improvements, landscaping, drive aisles and parking with dimensions, and proposed changes to parcel/property lines (including lease lines) if applicable.
- One 8½ inch x 11 inch copy of a floor plan prepared by a registered design professional drawn to scale showing restroom facilities, seats/tables, bar, dance floor with dimensions, band area, disc jockey area, standing room and ingress and egress (see attached example).
- Completed Exhibit A, Description of Operations (attached).

CERTIFICATION

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Robert SHASUT Sign: [Signature] 6/3/2015
(Property Owner or Authorized Agent of Signature) (Date)
MANASINGH GUNER

Print name: Michael Palmer Sign: [Signature] 6.3.12.15
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: _____ Sign: _____
(Authorized Agent Signature) (Date)

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1560